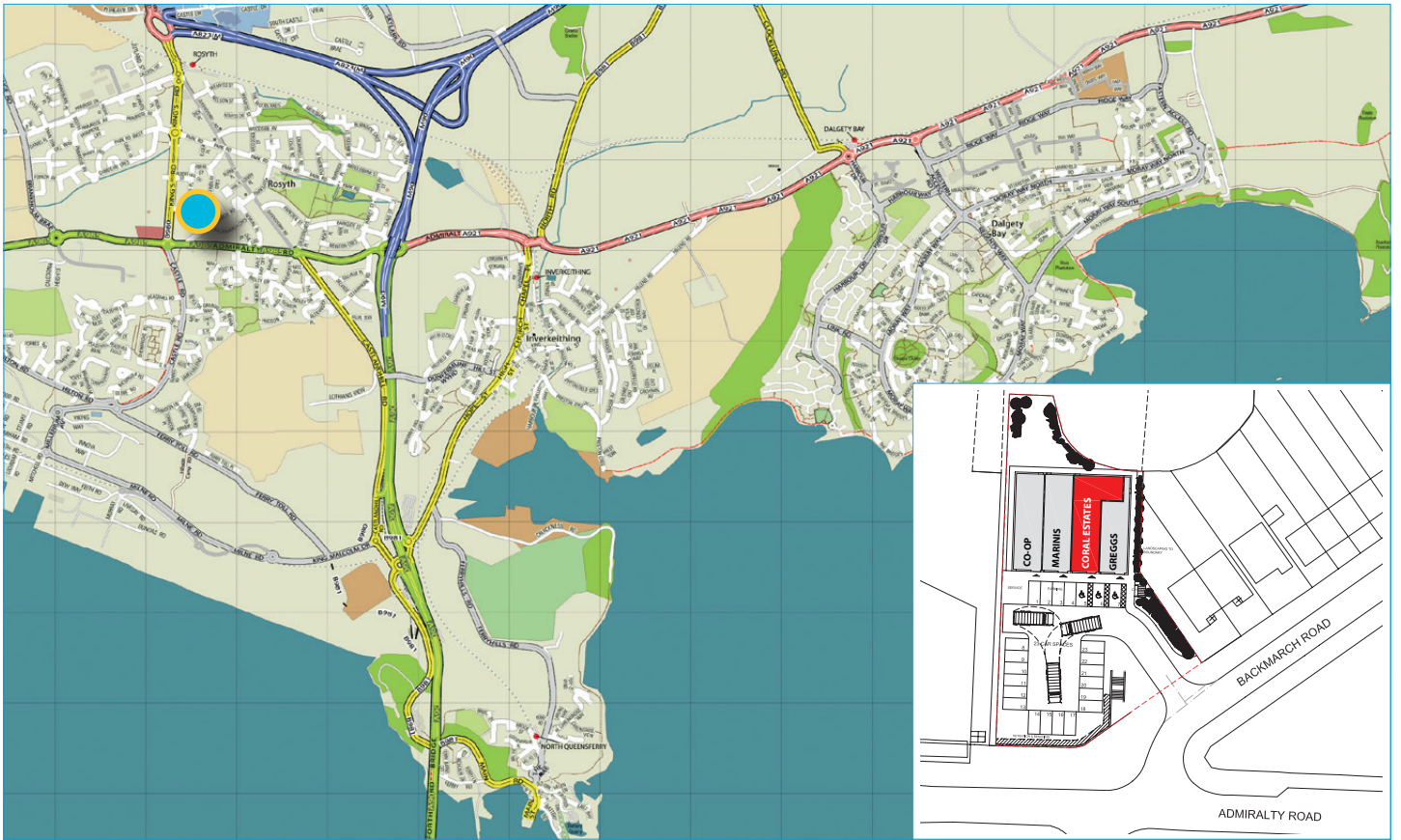


ON THE INSTRUCTIONS OF  
**LADBROKES CORAL**  
GROUP

# PROMINENT RETAIL UNIT TO LET



**99C BACKMARCH ROAD  
ROSYTH  
KY11 2RP**



## LOCATION

Rosyth is located on the north side of the Firth of Forth approximately 2 miles south of Dunfermline and some 12 miles north west of Edinburgh and is best known for its port which continues to grow as a major national transport & business hub. The town lies within sight of the Queensferry Crossing Road Bridge and has become a popular residential area with an expanding population, due mainly to its excellent motorway access links immediately onto the M90, and close proximity to Edinburgh.

The subjects occupy a prominent location fronting onto Admiralty Road, the main vehicular route through the town. Neighbouring occupiers include Greggs, Co-Op Funeralcare & Marinis.

## DESCRIPTION/ACCOMMODATION

The premises comprise a mid terrace retail unit forming part of an attractive modern purpose built retail development, benefitting from roadside frontage and on site car parking, providing the following approximate areas:-

<b>Ground Floor - Sales &amp; Wc's/Storage</b>	<b>97.47 sqm</b>	<b>1,049 sqft</b>
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## LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 8th September 2028. There is a rent review on 9th September 2023.

Our clients will consider either an assignation of their existing lease or a sub-lease on terms to be agreed.

## RENT

The passing rent is £33,000 per annum exclusive.

Incentives may be available, subject to status.

## RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £30,700 [as at 01/04/2017]

## EPC RATING

EPC Rating – D [Copy available on request].

## USE

We understand the property currently benefits from Class 1 & 2 planning consent. Other uses may be considered, subject to obtaining the necessary consents, however interested parties are advised to make their own enquiries directly with the local Planning Department.

## VAT

All prices, rents etc will be subject to VAT if applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

## ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



**Contact: Jack Campbell**  
**e: jack@jhcampbell.net**  
**m: 07801 852225**

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## MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. Plans are based upon the Ordnance Survey Map with the sanction of the Controller of Stationery Office Crown Copyright: Reserved Licence No. ES 763454.